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MEETING MINUTES FROM RESTORATION ADVISORY BOARD MEETING DATED 10
DECEMBER 1996 CNC CHARLESTON SC
12/10/1996
ENSAFE/ ALLEN AND HOSHALL

NAVAL BASE CHARLESTON
RESTORATION ADVISORY BOARD (RAB)
Minutes of 10 December 1996

1. Introduction of the RAB Members and Guests

Mr. Daryle Fontenot, Navy Co-chair, welcomed everyone to the RAB meeting. He announced that Ms. Wannetta Mallette is the newly elected community Co-chair replacing Mr. Don Harbert.

2. RAB Members Attending

Mr. Ray Anderson	Mr. Tom Fressilli
Mr. Steve Best	Ms. Wannetta Mallette
Mr. Doyle Brittain	Mr. Arthur Pinckney
Mr. James Conner	Mr. Odell Price
Mr. Bobby Dearhart	Ms. Ann Ragan
Mr. Daryle Fontenot	LDCR Paul Rose
Mr. Don Harbert	Ms. Fouche'na Sheppard
Mr. Virgil Johnston	Mr. Bob Veronee
Mr. Ralph Laney	

3. Guests Attending

Mr. Brian Stockmaster	NAVFAC, SouthDiv
Mr. Gabriel Magwood	NAVFAC, SouthDiv
Mr. Jim Beltz	NAVFAC, SouthDiv
Mr. Johnny Tapia	SCDHEC
Mr. Paul M. Bergstrand	SCDHEC
Ms. Jeri Johnson	RDA
Mr. J.B. Lawrence	CEERD
Ms. Diane Cutler	EnSafe/Allen&Hoshall
Mr. Dave Backus	EnSafe/Allen&Hoshall
Mr. Larry Bowers	EnSafe/Allen&Hoshall
Ms. Sandy Reagan	EnSafe/Allen&Hoshall

4. Administrative Remarks and Comments on Minutes

Mr. Fontenot asked if there were any comments on last month's minutes. No comments or changes were volunteered. Mr. Fontenot stated that subcommittee reports are not included on this month's agenda, but will be back next month. In addition, the community relations subcommittee did not meet this month because of the early RAB meeting time, but will meet again next month on January 14 at 3:30 at the Caretaker Site Office.

5. Reuse Update

Ms. Jeri Johnson provided the update and reported that the RDA has had two meetings since the last RAB. At the October 30th meeting the RDA received a presentation by the Charleston County Parks and Recreation Commission. They are interested in building a boat facility and boat ramp down by the marina at the tip of the south end of the base. The plans were very ambitious and would entail leasing additional property in order to expand (they are already leasing the marina for 5 years). This was an informational presentation, and no action was taken. During the same meeting, the RDA approved the selection of Fluor Daniel Consulting to prepare the business plan that they have been trying to get underway for the last six or seven months. The Business Feasibility Development Plan will appraise the base and allow the RDA to apply for an economic development conveyance.

At the December 3rd RDA meeting, the Authority agreed to license four buildings to the South Carolina National Guard for a six-month period. This is a license in anticipation of a lease; the RDA strongly believes that the National Guard will seek a permanent home at the south end of the base. The Authority also provided authorization to execute either a license or lease amendment to the CMMC lease for them to occupy one of the barracks and one of the family housing quarters. CMMC is entering into an agreement to train foreign sailors under the Foreign Military Sales Program and will need housing for the sailors.

6. Environmental Cleanup Progress Report

Chicora Tank Farm Update

Mr. Gabriel Magwood provided a brief review on the environmental investigation activities relating to the Chicora tank farm. A copy of his presentation is attached to these minutes. The Chicora tank farm is a 23-acre site which formerly supplied fuel to the Naval Shipyard and currently consists of six fuel storage tanks which are covered with 3 - 5 feet of soil. A drainage system and containment pond were built to collect spills or discharges.

Originally, heavy No. 6 fuel oil was stored in the tanks which was replaced in 1960 by Navy Special Fuel Oil (NSFO). In 1969, NSFO was replaced with a lighter diesel fuel in Tanks P, L, and K.

After diesel was stored in Tanks P, L, and K, staining was discovered around the tanks. As a result, soil, and groundwater samples were collected and analyzed. No petroleum products were found in the soil, and only one water sample showed any evidence of petroleum - a slight sheen in the groundwater. At that time, it was determined that the tanks were not creating an environmental problem.

Then in 1986, there was a spill caused by overfilling tank P. Free product was found in french drains #2 and #3. Another investigation was initiated where tracers were used to check for leaks in the tanks. No leaks were detected, and it was verified that the spill was caused by overfilling tank P. The second part of the investigation included soil-gas surveys that analyzed for petroleum hydrocarbons. Again, the only evidence of contamination came from the spill caused by

overfilling tank P. The soil-gas surveys provided information on where to install monitoring wells and take soil borings. Eleven soil borings and groundwater monitoring wells were installed, and french drain manhole #2 was tested. The only hit that was slightly above the detection limit for petroleum hydrocarbons was at monitoring well #2.

Sampling results were provided to South Carolina Department of Health and Environmental control (DHEC). DHEC required that quarterly sampling be done for a year. The first quarter sampling was done in March 1993 and the only hit was in monitoring well #4 where xylene was found only slightly above the detection limit. Since monitoring well #5 was situated next to a large oil tank, DHEC required the Navy to test for metals as well. Arsenic was found slightly above the Maximum Contaminant Level (MCL) and all other elements were below the MCL. French drain manhole results were below detection limits. For the last three quarters of sampling, all results were below detection limits.

Also in March 1993, the Navy sampled sediment inside the spill containment pond at eight locations. In sediment sample #5, fluorene was barely above the detection limit. In sediment sample #2 there was a total petroleum hydrocarbon hit of 1200 parts per million, however, the analytical method used often gives false positives for that specific compound, so it was re-sampled and analyzed by another method which gave a much lower reading.

In summary, investigations consisted of a tracer survey, a soil-gas survey, soil sampling analysis, and groundwater analysis. The results of the investigation indicates that there is not environmental contamination to be remediated at the Chicora tank farm. Based on site investigations, "no further action" was issued by DHEC.

Mr. Pinckney stated that he thought everyone was already in agreement that there was no environmental contamination at the site, and that the issue the community is concerned with is what will be done to the tanks. Mr. Fontenot agreed that the main issue is how to deal with the tanks but added that every once in a while someone brings up the issue of contamination at the site. These are two separate issues. Mr. Fontenot added that the Navy wanted to share the information that shows that there are no environmental problems to deal with regarding the tank farm. The next issue to deal with is the closure of the tanks. Mr. Fontenot clarified that the no further action ruling by DHEC was for environmental issues (such as groundwater and soil), not the removal of the tanks.

At this time, the Navy is technically ready to proceed with option #1 or #3 for tank closure and is planning on using Shipyard Detachment personnel to complete the work. Right now, the Navy is waiting on some direction from the City of North Charleston or the RDA regarding who will take over the property. Once that's determined, they'll be able to work toward the preferred option for the planned reuse.

Ms. Johnson said that the RDA's position is the total removal of the tanks, but will defer to the Mayor. Ms. Mallette volunteered to draft a letter to the Mayor on behalf of the RAB that relays their backing of option #3 - partial demolition.

Status of Environmental Programs

Under property leasing and transfer, there are two Findings of Suitability to Lease (FOSLs) and one federal to federal transfer totaling 252 facilities that are awaiting SouthDiv Commanding Officer signature. The Navy is waiting on the RDA's reuse plan before completing the Environmental Assessment of the Naval Annex.

Mr. Brian Stockmaster provided the RCRA Facility Investigation Progress Report for November. The ecological risk assessment changes for Zones A and H were prepared and submitted on November 22; EPA has forwarded a letter of approval for both of these documents to DHEC; and DHEC's review of these documents is still in progress.

Ms. Johnson asked what the changes to the ecological risk assessment meant to the rest of the investigation process and schedule. Mr. Brittain explained that there were some minor points that needed to be addressed in the ecological section of these reports. These points wouldn't change the whole report and were addressed by simply revising the section and replacing the old section with the new section (rather than rewriting and resubmitting the entire report). This procedure was approved at a meeting in Atlanta among key players.

The final Zone B RFI Report was submitted to the regulatory agencies for approval on 22 November; EPA has forwarded a letter of approval to SCDHEC; and DHEC's review is still in progress.

Revisions to the final Zone J RFI Work Plan were submitted to the regulatory agencies for approval on 21 November 1996; EPA has reviewed and approved the Work Plan; and DHEC approval is expected the week of 12/9/96.

Field work began in Zone K on 18 November.

Field work continued in Zones A, D, F, and G.

Projected activities for December include continued field activities in Zones A, D, E, F, G, and K; scope the requirements for the Comprehensive Corrective Measures Study Work Plan and begin Work Plan preparation; and submit Part B permit application and minor modification for Zone B.

Mr. Stockmaster also provided a list of interim measures and process closure work in his handout that accompanies these minutes.

Someone asked what kind of field work will be going on regarding the unexploded ordnance. Mr. Stockmaster said the Navy Explosive Ordnance Disposal team will search the area for the two depth bombs that were dropped in the early 1940s.

Mr. Fontenot reported that in the Underground Storage Tank program, the detachment has removed 65 of 94 tanks. In the asbestos program, remediation has been completed at building 1171.

7. RAB Membership

A few months ago the RAB members held an executive session to discuss the issue of RAB attendance and membership. Mr. Fontenot called every RAB member to determine if they were interested in continuing to serve on the RAB. About a month ago, Mr. Harbert and Mr. Fontenot sat down to discuss a plan of action on how to deal with those that were not attending. As a result, Mr. Fontenot sent a letter to the three members with the most excessive absences, Diane Duncan, Robert Mikell, and Van Robinson, informing them that they are no longer members of the RAB, and if they would like to discuss the issue, to call him. None of the three responded. The RAB now consists of 22 members. As the next step, Mr. Fontenot asked the RAB for input on what they want to do about any remaining individuals who have expressed interest in maintaining membership, yet have continued to be absent.

After a group discussion, the RAB members decided that they will leave the decision up to the Co-chairs. The Co-chairs will address an individual's absentee/membership status and share any recommendations for dismissal with the RAB who will provide feedback on the decision.

The next issue regarding membership is to discuss who will be added to the RAB. Applications will not be necessary, but some background on the individual will be required. RAB members should provide input on the agencies or groups that they feel should be represented, and if agreed upon, someone from that group should be approached and asked if they would like to represent their group/agency on the RAB. For the January meeting, Mr. Fontenot asked that anyone with suggestions and recommendations be ready to discuss them.

Mr. Fontenot pointed out that when he first started on the RAB, it consisted of approximately 50% government entities and 50% community members. Now, due to recent changes, there are considerably more community members than government representatives.

Ms. Ann Ragan asked the RAB members if they would mind if she provided the RAB member names and addressed to other groups such as Citizens for Environmental Justice for mailings regarding conferences and meeting announcements. No one objected.

Mr. J.B. Lawrence, referring to a meeting from a few months ago, asked if the RDA ever determined how many of the jobs that have been created through base redevelopment have been filled by displaced shipyard workers. Mr. Johnston answered that the RDA does not have access to that information, that they are only provided with the number of workers, not status and background. Mr. Fressilli said that he can talk to Mr. Spratt (RDA) to see if there is a mechanism for collecting that information.

Ms. Ragan asked if Mr. Johnston could update and distribute the table that he normally hands out at the RAB meetings for the next meeting. Mr. Johnston agreed to bring it to the January meeting.

8. Remaining Questions and Comments

Mr. Fontenot read a letter of appreciation that was provided to Mr. Harbert on behalf of all the RAB members regarding his service and leadership as community Co-chair over the past year. The RAB members and audience showed their appreciation with a round of applause.

Addendum to minutes: The next RAB meeting will be held from 6 - 7 p.m. on January 14, 1997 at the Live Oak Community Center at 2012 Success Street in North Charleston.

Mr. Fontenot added that the meetings have been rotating locations in an attempt to increase attendance. Unfortunately, that effort has not proved to be successful. As a result, he recommends that meetings return to North Charleston. In an effort to improve attendance, he reminded RAB members to distribute the meeting announcement flyers that are provided in their agenda packages. He also informed the RAB that the Navy is coming to an important decision-making stage in the environmental investigation and it will be important for RAB members to provide input on behalf of the community. This process will run smoother if RAB member and community attendance is good.

Mr. Dearhart asked if meetings can be held on base. Mr. Fontenot replied if a good location could be secured he didn't see any reason why not. Any suggestions for meeting locations are welcome.

Mr. Conner stated that a representative of the Chicora community should have specifically been informed of this meeting. Mr. Fontenot replied that Ms. Gussie Greene, a RAB member, is a representative of the Chicora community and acts as the liaison between that community and the RAB. The meeting was held in a location very close to the tank farm to make it convenient for residents of the Chicora community. In addition, media was informed of the meeting, and a mailing to community groups announcing the meeting was sent out. The Navy and RAB can only provide the opportunity for the community to attend the meetings - it is up the community to take the steps to attend.

Mr. Virgil Johnston stated on behalf of the RDA that he would like to have the RAB's choice for tank remediation in writing. To recap, the RAB would of course like to see full removal of the tanks, but understands the cost is prohibitive, so instead they will be satisfied with option #3 which is the partial demolition and filling of the tanks. As stated previously, Ms. Mallette will write a letter to the Mayor, and the RDA, that clearly states the RAB's support of option #3.

9. Adjournment

Happy Holidays!

Summary of Action Item

- Ms. Mallette will draft a letter to the Mayor and the RDA on behalf of the RAB expressing the RAB's support of option #3 for the closure of the Chicora tanks.
- Mr. Fressilli will speak with Mr. Sprott of the RDA to see if there is a mechanism to determine the number of displaced shipyard workers that have been hired through base reuse.
- Anyone with recommendations for representation, or nominations for RAB membership should be prepared to discuss them at the January meeting.

Attachments to Minutes

- (1) Tuesday December 10, 1996 RAB Meeting Agenda
- (2) Chicora Tank Farm Presentation Handout
- (3) RFI Progress Report for November 1996

Minutes recorded by: Diane Cutler, EnSafe/Allen&Hoshall

Minutes approved by: _____

Daryle Fontenot
Navy Co-Chair

Wannetta Mallette
Community Co-Chair

Tuesday, December 10, 1996

Charleston Naval Complex

RESTORATION ADVISORY BOARD MEETING AGENDA

3:00 P.M. Location: Saint John's Catholic Church
3921 Saint John's Avenue, North Charleston, SC

3:00 P.M. RAB MEETING

- A. Introduction of the RAB Members and Guests
- B. Administrative Remarks, comments on the minutes of the last meeting
- C. Reuse Update
- D. Environmental Cleanup Progress Report - Cleanup Team
 - Chicora Tank Farm Update
 - Status of the Environmental Programs
- E. RAB Membership - Daryle Fontenot
- F. Remaining Questions and Comments from RAB Members and Visitors
- G. Agenda for next meeting.

RAB Members, Project Team, and interested citizens informally talk about what's going on after the meeting from 4:00 p.m. to 5:00 p.m.

Please mark your calendar. Our next meeting is **Tuesday, January 14, 1997**. Time and location to be determined.



Happy Holidays



**Naval Base Charleston
RCRA Facility Investigation (RFI)
PROGRESS REPORT FOR NOVEMBER 1996
RAB MEETING
10 December 96**

INVESTIGATIVE ZONES

- Zones: A. Warehousing and scrap metal yard
B. Golf course and residential
C. Office space and warehouse (NH-45, Navbase HQ)
D. Parking lot, warehouses
E. Shipyard
F. Recreational areas and public works shops
G. Fuel farm and transfer facility
H. Southern end of the base excluding waterfront
I. Southern end of the base including waterfront and dredge material area
J. Ecological study area (waterbodies and land based habitats)
K. Non-contiguous areas
L. Sewer systems and railroad system

FUNDING

- ◆ Funding status: Funds available when negotiated
Zone J proposal received, in Navy review
Zone L proposal in preparation by Ensafe

PROGRESS FOR NOVEMBER

- ◆ Ecological risk assessment changes for Zones A and H were prepared and submitted on November 22. EPA has forwarded a letter of approval for both of these documents to SCDHEC. SCDHEC review in progress.
- ◆ The Final Zone B RFI Report was submitted to the regulatory agencies for approval on 22 November. EPA has forwarded a letter of approval to SCDHEC. SCDHEC review in progress.
- ◆ Revisions to the Final Zone J RFI Work Plan were submitted to the regulatory agencies for approval on 21 November 1996. EPA has reviewed and approved, SCDHEC approval is expected this week.
- ◆ Field work began in Zone K on 18 November.

- ◆ Field work continued in Zone A, D, F & G.

PROJECTED ACTIVITY FOR DECEMBER

- ◆ Continue field activities in Zones A, D, E, F, G & K.
- ◆ Scope the requirements for Comprehensive Corrective Measures Study Work Plan. begin Work Plan preparation.
- ◆ Submit Part B Permit application and minor modification for Zone B.

Naval Base Johnston
 Project Status
 12/11/96

PROGRAM	PROJECT DESCRIPTION	ACTION REQUIRED	ECD
BRAC - Property Lease/Transfer	EBSL/FOSI. for 231 facilities	Awaiting SOUTH DIV CO signature	12/31/96
	EBSI/FOSI. for NS Annex (19 fac.)	Awaiting SOUTH DIV CO signature	12/31/96
	EBST Clouter Island (Transfer to COE, 2 fac.)	Awaiting SOUTH DIV CO signature	12/31/96
NICPA	Environmental Assessment of Naval Annex	Waiting on reuse plan from RDA before completing the EA	
RCRA Compliance	Part B permit application	CSO submit Part B application	12/20/96
RCRA Corrective Action			
	Zone A RFI report	Eco changes submitted 11/22/96, EPA approval letter sent to SCDHEC, Document approval meeting	
	Zone A field work	In progress	
	Zone B RFI report	Comments resolved, EPA approval letter sent to SCDHEC, SCDHEC to send approval 12/31/96	12/31/96
	Zone C RFI report	In SCDHEC review	1/24/97
	Zone D field work	In progress, next progress meeting (90%) is 12/11/96	12/11/96
	Zone F & G field work	In progress, next progress meeting (60%) is 12/11/96	12/11/96
	Zone E RFI field work	In progress, remaining field work to complete 2/24/97	2/24/97
	Zone H RFI report	Eco changes submitted, 11/22/96, EPA approval letter sent to SCDHEC	
	Zone I RFI report	In SCDHEC review	3/27/97
	Zone J RFI WP	All comments resolved, Document approval expected 12/13/96	12/13/96
	Zone K Field Work	In progress, 30% progress scheduled for 12/11/96	12/11/96
	Zone L RFI WP	Page changes hand delivered 12/10/96, Document approval expected 12/13/96	12/13/96
	Miscellaneous issues		
	Groundwater Model	Draft report distributed for review 11/15/96, review by EPA, SCDHEC, Navy by 2/14/97	2/14/97
	Transfer of IR sites to UST program	Navy to submit letter requesting transfer of sites (AOC 656, 659, 667, SWMU 13, 138)	
	GRAM survey of DRMO	State review complete, EPA review to begin	1/15/97
	Support services		
	IDW Management	Background organics memo submitted for comment, to be discussed 12/13/96	12/10/96
	Groundwater Monitoring	Zone E 3rd quarter in progress, Zone H, C, I, B complete, Zone A Add 1 to begin 1/22/97	
Underground Storage Tank			
	Tank Management Plan	Responses to SCDHEC comments submitted	
	Petroleum Remediation Plan	Det preparing plan of action (approval pending Tank Management Plan approval)	
	Bioremediation demonstration project	Facility being prepared	
	Removals	FY 96 - 54 tanks authorized for removal, as of 12/10 two more tanks remaining FY 97 - 40 tanks authorized for removal, as of 12/10 thirteen have been removed	
	Chicora Tank Farm	Technical issues resolved, awaiting further guidance	12/10/96
Asbestos			
	Building 32 remediation	In progress	6/30/97
	Building 1171 remediation	Complete	1/30/97

INTERIM MEASURES & PROCESS CLOSURE WORK

PROJECTS	STATUS
AOC 690 - PERIMETER ROAD	COMPLETE
SWMU 44 - COAL YARD	ACTION COMPLETE, DRAFTING REPORT
SWMU 54 - ABRASIVE BLAST GRIT AREA	ACTION COMPLETE, DRAFTING REPORT
AOC 653 - AUTO HOBBY SHOP	90% COMPLETE, AWAITING SAMPLE RESULTS
SWMU 38 - DRMO PARKING AREA	WORKING ON COMMENTS TO WORK PLAN
SWMU 42 - FORMER ASPHALT PLANT	WORKING ON COMMENTS TO WORK PLAN
FOUNDRY BUILDING PROCESS CLOSURE WORK	90% COMPLETE
SWMU 8 - OIL SLUDGE PITS	CONDUCTING PREP WORK, REMOVING ASPHALT
SWMU 14 - CHEMICAL DISPOSAL AREA	DRAFT WORK PLAN OUT FOR REVIEW
AOC 670 & 684 - FORMER OUTDOOR RANGES	WORKING ON DRAFT WORK PLAN
SWMU 159 - MWR RECYCLING AREA	ACTION COMPLETE, WORKING ON REPORT
SWMU 7 - PUBLIC WORKS CORRAL	DRAFT WORK PLAN OUT FOR REVIEW
SWMU 13 - FIREFIGHTING TRAINING AREA	TRANSFERRING TO UST PROGRAM
AOC 699 - STORM SEWER SYSTEM	WORKING ON PROJECT PLANS
SWMU 5, AOC 605 & 621 - BATTERY CRACKING AREA	WORKING ON COMMENTS TO WORK PLAN
AOC 626 - VIADUCT GATE PETROLEUM AREA	JUST STARTED FIELD WORK
BUILDING 44 ANNEX DEMOLITION	WORKING ON COMMENTS TO WORK PLAN
SWMU 178 - PAST TRANSFORMER FIRE SITE	TRANSFERRING TO UST PROGRAM
AOC 707 & 708 - OIL SPILL SITES	WORKING ON COMMENTS TO WORK PLAN
AOC 574 - FUEL TANK SPILL AREA	WORKING ON COMMENTS TO WORK PLAN
UXO 500, 501, 502 & 503	FIELD WORK SCHEDULED TO START IN JANUARY
AOC 693 - COULTER ISLAND AMMO DEPOT	SCHEDULE SITE VISIT

